

06- 0 -2308

City Council  
Atlanta, Georgia

AN ORDINANCE  
BY: ZONING COMMITTEE

Z-06-113  
Date Filed: 10-09-06

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended, and the maps established in connection therewith be changed so that the following property located at **863 Ponce de Leon (rear), N.E.**, be changed from the SPI-6 (Poncey Highland Special Public Interest) District to the C- 1 (Community Business) District, to wit:

ALL THAT TRACT or parcel of land lying and being Land Lot 17 of the 14<sup>th</sup> District, Fulton County, Georgia being more particularly described by the attached legal description and/or survey.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development", as identified by the use of the suffice "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above-described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

### Legal Description

All that tract or parcel of land lying and being in land lot 17 of the 14<sup>th</sup> District of Fulton County, Georgia, and being more particularly described as follows:

Beginning at a point located on the west side of Barnett Street, said point being 150.04' southerly as measured along the westerly side of Barnett Street from the intersection of the west side of Barnett Street with the south side of Ponce DeLeon Avenue: running thence S00°00'00"E along the westerly side of Barnett Street a distance of 63.0' to a point: running thence N89°57'22" W a distance to 45.20' to a point: running thence N25°06'11"W a distance of 68.92' to a point: running thence N89°34'11"E a distance of 74.44' to the west side of Barnett Street and the Point of Beginning. Said tract containing 3754.8 acres.

Said property shown on a plat of survey in the name of Robert Budd by Joseph C. King, Land Surveyor, #1418.

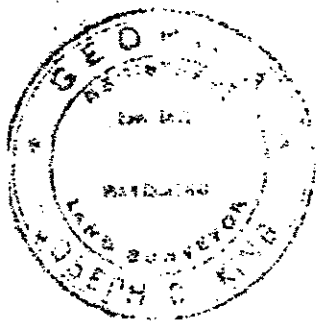


1-01-372

RECEIVED  
OCT 24 2001  
BUREAU OF  
PLANNING

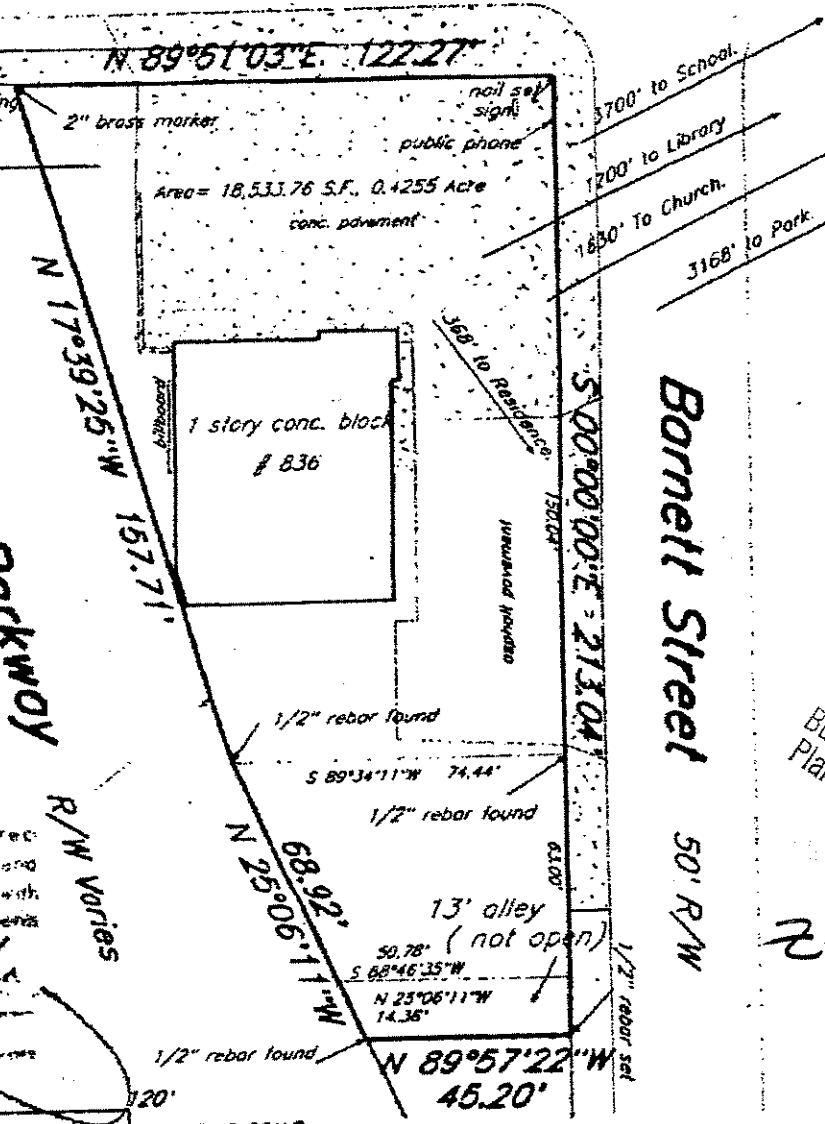
Excess of 1526' to Public Housing  
Excess of 1500' to Hospital.

Ponce DeLeon Avenue R/W varies



In my opinion, this plat is a correct  
presentation of the land shown and  
is based on a survey made in conformity with  
the minimum standards and requirements  
of the Georgia Surveying and Mapping  
Act of 1967.

*Joseph C. King*  
Joseph C. King, Land Surveyor  
40' 80' 120'  
GRAPHIC SCALE



Barnett Street 50' R/W

RECEIVED  
-9-006  
Bureau of  
Planning

2.06.113

SURVEY FOR

Robert Budd

LOT	BLOCK	SUBDIVISION			
---	---	---			
ND LOT	DISTRICT	SECTION	COUNTY	STATE	
17	14		Fulton	GEORGIA	
DATE	SCALE	BASE BEARING REF: ( plot by others )			
1-15-01	1"= 40'	THE RESIDENCE ON THIS PROPERTY IS NOT LOCATED INSIDE AN IDENTIFIED FLOOD HAZARD AREA			

Joseph C. King, Land Surveyor FILE #1731ARLDD  
DeKolb Surveys PHONE 404-296-6644

ERROR OF CLOSURE 1" IN 10,000' OR BETTER